

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 17, 2016

Regular Meeting

The regular meeting of Council was called to order by President Schottke at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Laura Lanese Steve Bennett Roby Schottke Jeff Davis Ted Berry

1. Mr. Bennett moved to dispense with the reading of the minutes from the previous meetings and approve as written; seconded by Mr. Davis.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. President Schottke recognized Ms. Dennise Hunt, G. C. Arts Council, for a presentation. Ms. Hunt and Ms. Conrad, Dir. of Parks & Rec., presented the check to Mr. Valimaki, 1st place winner of the Arts in the Park contest.
3. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Davis, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-85-16 (Appropriate \$4,650,000.00 from the General Fund for the Current Expense of Design and Construction for a Municipal Fiber Optic Network) was given its second reading and public hearing.

Mr. Todd Hurley, IS Director, explained that this would provide fiber optic connectivity for the Southwest corridor of Franklin County. He said it encompasses all of Southwestern City School District. He shared other community networks and a current budget for all the parties who have indicated their intent to contract with the City for this new network. He explained that there are equipment costs; construction costs; make ready costs and route maintenance costs. This new system will reduce the maintenance costs by about \$800,000.00 each year. He shared the bids for equipment and asked that Council increase the amount to \$4,781,000.00 to coincide with the model shown. As they finalize some issues, that number will go down. He said the contract has been sent to all participants and they expect to have them all back and signed in the next couple of weeks. He said they are moving aggressively because SWCS has contracts expiring next July.

Mr. Bennett asked why 10 gigs were selected. Mr. Hurley said there is always a sweet spot of cost effectiveness and performance base. This is the most cost effective today. Mr. Hurley explained this is about connectivity not internet access. We will still need to pay a commercial provider for internet service.

Mr. Berry asked if we are in a good position to do this, the Town Center Plaza, a park at Beulah Park, and a Higher Learning Center. Mr. Boso, City Admin., explained that the City has a \$20 million bonding capacity. This will only take approx. \$5 million. The debt is projected to be paid off in 10 years. He said they feel comfortable with this project and noted there will be savings to the City in other areas that also need to be understood.

Mr. Schottke asked if part of this project takes fiber to all the schools. Mr. Hurley said yes. Mr. Schottke asked why SWACO only provided a letter of intent. Mr. Hurley said their Director has had problems with M.O. U.'s in the past, but has indicated they have every intension of committing to the contract. Mr. Schottke asked if some of the strands we are getting could be used by commercial entities. Mr. Hurley said yes. Mr. Schottke asked if there would be additional cost to go to 100 gigs when needed. Mr. Hurley said we would only need to replace the electronics, not the fiber. What is being spec'd out today will have that capacity. Mr. Schottke mentioned the Pinnacle refinancing and asked Mr. Turner if we had any other outstanding debt. Mr. Turner said the City has a current \$20 million debt capacity and the Pinnacle refinancing has not been completed yet, which will add another \$6 million. Mr. Schottke asked why we aren't using revenue bonds. Mr. Turner said the coverage levels are higher with revenue bonds and this will only have 100% coverage. Mayor Stage said they could look into splitting it, though.

Ms. Lanese said it sounds great, but what are the downsides. Mr. Hurley said there are some risks with some of the "make ready" costs because there are some unknown variables that can't be foreseen until they are in progress. He said we are providing service to partners and there is some risk involved with that, as well.

Mayor Stage commented that he sees this as two unique opportunities. From a competitive and perception standpoint, this is a positive step for the area. The other is the ability to fund this project. He said the outside financial advisor said it is self-funding project and can amortize itself, so it is a good, financially viable project.

Mr. Schottke asked if any additional personnel would be needed. Mr. Hurley said not for this. Mr. Schottke said while he is supportive of the project, he would like to postpone this item until they can have a discussion about the Town Center Plaza project and the costs involved with it. Mayor Stage suggested postponing it to the Special Meeting.

There being no additional questions or comments Mr. Schottke moved it be postponed to 10/24/16; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

2. Resolution CR-61-16 (Authorizing the Purchase of Competitive Retail Electric Service from the Lowest Responsible Bid submitted to Meta Solutions from the billing period commencing with the June 2017 billing cycle and terminating no later than the May 2020 billing cycle) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that we and trying to get the best price for electricity and Meta Solutions is an approved group by the State to assist in getting bids for these services. He said this is a large group that includes Columbus & SWCS School Districts.

There being no additional questions or comments, Mr. Davis moved it be approved; seconded by Ms. Lanese.

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

The Chair recognized Mr. Bennett, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-82-16 (Approve a Special Use Permit for Drive-Thru's for McDonald's located at 2596 London-Groveport Road) was given its second reading and public hearing.

Ms. Lindsay Jordan, rep. McDonalds, was present to explain their improvements and the circulation for the double drive thru's. She said they are moving the curbing to provide more width around the building. She said the pay window will be moved back to allow more room for cars between it and the pick-up window.

Mr. Bennett shared concern for not having enough of a barrier for "ditching the line", stacking and circulation. He asked if they can extend the curbing to create two defined lanes for each menu kiosk.

Ms. Jordon said they can take a look at some extension but more curbing can create problems for their delivery trucks.

Mr. Schottke also voiced concern over the circulation and narrowness of the site. He said he visited the site today and it is very tight. Ms. Jordon said they have review all options and because of setbacks and landscaping they have expanded as far as they can without a variance.

Mr. Bennett said he still feels this doesn't address the problems that are experienced at the Broadway location. Ms. Jordon said this design is a redesign from the Broadway store.

Mr. Rauch, Dir. of Dev; voiced staff support for the improvements. He said they all understand the narrowness of the site but feel the improvements will help with the function of the site.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Lanese.

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	No
Mr. Schottke	No
Mr. Berry	Yes

2. Ordinance C-86-16 (Approve the Annexation of 236.4 acres located at 5486 Jackson Pike) was given its first reading. Second reading and public hearing will be held on 11/7/16.
3. Ordinance C-87-16 (Approve the Special Use Permit for Outdoor Sales for Speedway located at 3135 Broadway) was given its first reading. Second reading and public hearing will be held on 11/7/16.
4. Ordinance C-88-16 (Approve the Special Use Permit for Outdoor Sales for Speedway located at 3612 Broadway) was given its first reading. Second reading and public hearing will be held on 11/7/16.

5. Resolution CR-62-16 (Approve Amendments to the Development Plan Text for Parkway Centre North located North of Stringtown and East of I-71 as approved by Res. CR-40-03) was given its reading and public hearing.

Mr. Michael Phillips, Mayfair resident, voiced

There being no additional questions or comments, and at the request of the petitioner, Mr. Bennett moved it be postponed to 11/7/16; seconded by Mr. Davis.

6. Resolution CR-63-16 (Approve a Portable Sign request for Cultivate located 3989 Broadway in the Central Business District) was given its reading and public hearing.

Mr. Matt Yerkes, petitioner, was present to answer any questions. Mr. Bennett explained that the Code was changed to allow these portable signs for the Central Business District only. He said the Code only permits metal or wood frames. Mr. Yerkes said he didn't know about that before and said they could use wood or metal.

Considerable discussion took place on these types of signs and the process to obtain one.

Mr. Davis commented that he feels Council should be taken out of this process and the Administration enforces the consistency. Ms. Lanese agreed and asked that a time frame be placed on coming up with a change and consistency for these signs.

Mr. Bennett moved to amend Section 1 to include a stipulation to state that the sign frame be wood or metal, per Code; seconded by Mr. Schottke.

Ms. Lanese	No
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	No
Mr. Berry	Yes

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Mr. Schottke.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

7. Resolution CR-64-16 (Approve the Development Plan for Woodside at Holton Run, located north of Demorest Drive) was given its reading and public hearing.

Mr. Mike Phillips voiced opposition for a bike path connecting to Mayfair Drive. He said they don't want the trees going away; they don't want water or sewer; they don't want a road connected; they want to stay Jackson Township. They believe their street would become a drag strip. He said the Township doesn't know anything about this.

Mayor Stage said this project has been approved since 2003. It is no different. The Township does get copies of all development plans for review and comment.

At the request of the petitioner, Mr. Bennett moved it be postponed to 11/7/16; seconded by Mr. Davis.

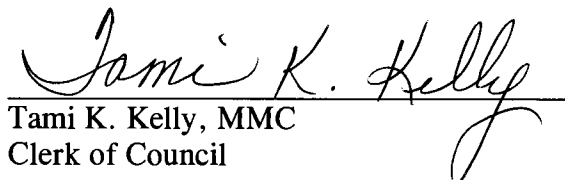
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage commented on the success of the dedication of the Library. He said they are looking at HB235 that freezes the value of property in TIF's. The Mayor's Association is opposed and they are watching it closely. He said MORPC officially declared us as the second largest suburb in Central Ohio – with 38,144. He announced that COTA has a levy on the November 04 ballot. He said is in favor of that.
2. President Schottke announced a Special Meeting of Council on Monday, Oct 24 to hear about the Town Center Plaza at 6:30 p.m.
3. After comments from Mayor, Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:35 p.m.


Tami K. Kelly, MMC
Clerk of Council


Roby Schottke
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

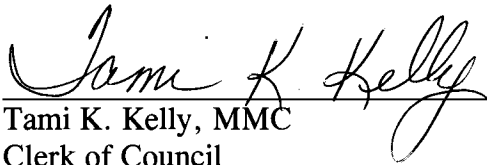
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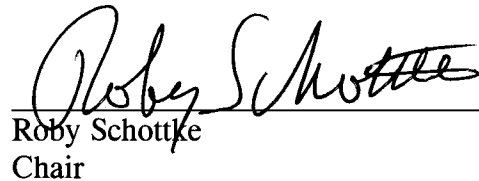
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Mr. Davis passed out a Draft ordinance for members to consider concerning adding a "Do Not Knock List" under the Solicitations Chapter of the Code. He asked members to give him their thoughts after they had read over it.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Roby Schottke
Chair